| 123.0 | 0001 | 0007.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 861,300 / | 861,300 |
| | | | | | USE VALUE: | 861,300 / | 861,300 |
| | | | | | ASSESSED: | 861,300 / | 861,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | BRANTWOOD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BERS ANITA B |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 BRANTWOOD RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,475 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Wood Shingle Exterior and 3546 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4475.000 | 362,500 | | 498,800 | 861,300 |
| Total Card | 0.103 | 362,500 | | 498,800 | 861,300 |
| Total Parcel | 0.103 | 362,500 | | 498,800 | 861,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 242.89 | /Parcel: 242.8

## Legal Description

## User Acct

79266

## GIS Ref

## GIS Ref

## Insp Date

08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 123.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 362,400 | 0 | 4,475. | 498,800 | 861,200 | 861,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 324,600 | 0 | 4,475. | 526,500 | 851,100 | 851,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 321,300 | 0 | 4,475. | 388,000 | 709,300 | 709,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 321,300 | 0 | 4,475. | 371,300 | 692,600 | 692,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 321,300 | 0 | 4,475. | 343,600 | 664,900 | 664,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 285,500 | 0 | 4,475. | 288,200 | 573,700 | 573,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 285,500 | 0 | 4,475. | 281,600 | 567,100 | 567,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 285,500 | 0 | 4,475. | 268,300 | 553,800 | 553,800 | | 12/13/2012 |

!9566!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:01:35 |

## LAST REV

| Date | Time |
|---|---|
| 01/18/18 | 15:32:34 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9566

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 11855-639 | | 7/3/1970 | | 41,500 | No | No | | Abraham Bers dod 9/11/2015 |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 79266 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/3/2010 | 1089 | Manual | 2,131 | | | | | NEW FOOTINGS/LALLY |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/29/2017 | Meas/Inspect | HS | Hanne S |
| 11/26/2008 | Meas/Inspect | 355 | PATRIOT |
| 10/27/1999 | Meas/Inspect | 264 | PATRIOT |
| 12/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4475 | | Sq. Ft. | Site | | 0 | 90. | 1.24 | 10 | | | | | | | | | 498,826 | | | | | | 498,800 | |

Total AC/HA: 0.10273 | Total SF/SM: 4475 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 498,826 | Spl Credit | Total: 498,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 2 - Bungalow | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1912 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Fair |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 90.00 |
| Size Adj.: | 1.06816006 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 97.086 |
| Other Features: | 127750 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 492584 |
| Depreciation: | 130042 |
| Depreciated Total: | 362542 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 3 | HB | | | | | |

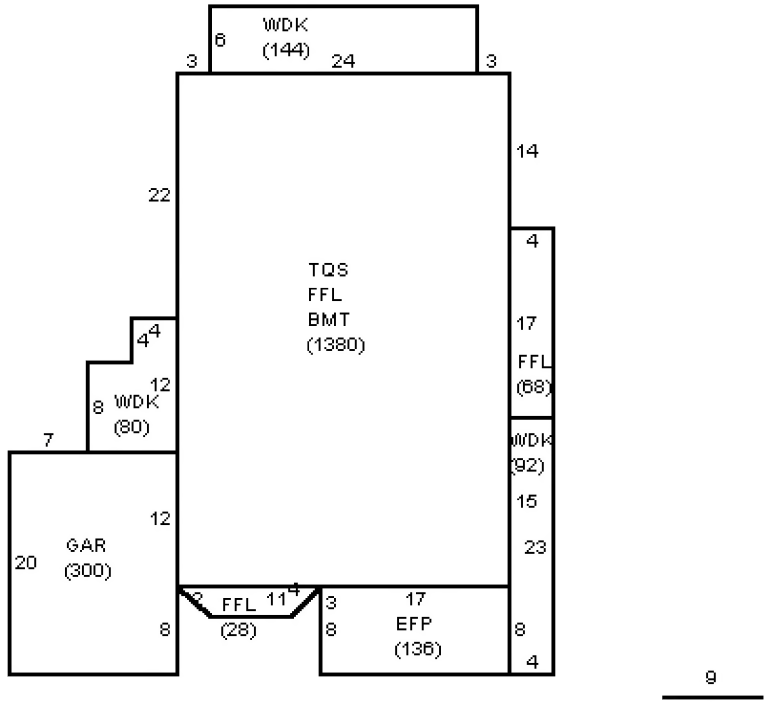
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 106.79 |
| Special Features: | 0 | Val/Su Net: | 78.07 |
| Final Total: | 362500 | Val/Su SzAd | 144.36 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,476 | 97.090 | 143,299 |
| BMT | Basement | 1,380 | 43.320 | 59,788 |
| TQS | 3/4 Story | 1,035 | 97.090 | 100,484 |
| WDK | Deck | 316 | 9.260 | 2,925 |
| GAR | Garage | 300 | 23.560 | 7,069 |
| EFP | Enclos Porch | 136 | 47.710 | 6,489 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,643 | | | Total: | 320,054 |
| Size Ad | 2511 | Gross Are | 4988 | FinArea | 3546 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 75 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

123.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |